



12a Fairhaven

12a Fairhaven, Kirn, Dunoon, PA23 8NR

Offers Over
£72,000

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Corrigall Black are delighted to present to the market this top floor, three bedroom flat, split over two levels, situated in Fairhaven in the popular village of Kirn. The property comprises three bedrooms, family bathroom, W/C and modern kitchen and lounge with ample space for a dining area. Located within easy walking distance of both primary and secondary schools the property has generous room sizes making it an ideal family home. This property would benefit from some upgrading however, this is reflected in the price. Enjoying views towards the hills and sea from its elevated position this great sized flat will have a wide appeal and we therefore recommend early viewing.

Situation

Kirn is a beautiful village with great amenities including primary and secondary schools, bowling club, Cowal Golf Club and a variety of local shops. Situated just a short distance away is the town of Dunoon, which can be accessed by a lovely walk along the promenade. Dunoon offers a further essentials that include GP surgeries, local hospital, cinema and a unique array of shops, cafes, pubs, and restaurants. A passenger ferry, across the River Clyde to Gourock, leaves from Dunoon while a car/passenger ferry departs from nearby Hunter Quay. The area can also be accessed by road giving a choice of travel options. Dunoon's Castle House Museum provides a fantastic insight into the days gone by and is set in the beautiful castle gardens. The adjacent Queens Hall is home to a library, gym, soft play and is a fantastic venue for live music events and a variety of shows. The local area is enjoyed by outdoor enthusiasts due to easy access to the hills and water and everything this region of natural beauty has to offer.

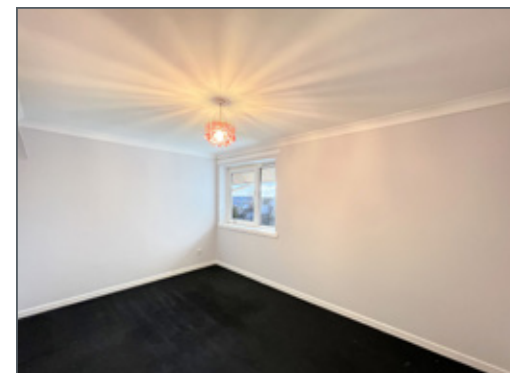
Property Features

- SOUGHT AFTER LOCATION
- 3 X BEDROOMS
- EARLY ENTRY AVAILABLE
- OPEN PLAN LIVING
- COMMUNAL GARDEN GROUNDS
- EXCELLENT POTENTIAL
- FANTASTIC STORAGE OPTIONS
- TOP FLOOR FLAT

Measurements

Entrance Hallway	4.23 m X 1.91 m / 13'11" X 6'3" A.W.P
Upper Hallway	3.16 m X 2.47 m / 10'4" X 8'1" A.W.P
Lounge/Dining Area	5.98 m X 4.21 m / 19'7" X 13'10" A.W.P
Breakfasting Kitchen	3.83 m X 3.81 m / 12'7" X 12'6" A.W.P
Bedroom 1	3.84 m X 3.5 m / 12'7" X 11'6" A.W.P
Bedroom 2	2.94 m X 2.39 m / 9'8" X 7'10" A.W.P
Bedroom 3	4.13 m X 3.41 m / 13'7" X 11'2" A.W.P
Bathroom	2.48 m X 1.86 m / 8'2" X 6'1" A.W.P
WC	1.9 m X 0.95 m / 6'3" X 3'1" A.W.P

Floor plans are indicative only - not to scale.



Whilst every precaution to ensure accuracy has been taken during the preparation of these particulars, if there is any aspect which is critical to your interest or which you find misleading, please contact us for further information. In accordance with the terms of the Property Misdescriptions Act, we wish to clarify the term "NOT TESTED" as pertaining to the fitted Kitchen appliances or indeed any other mechanical items, apparatus or appliances relating to this property, including where applicable the central heating. We wish to make it clear that we have not personally inspected or tested these items and therefore do not warrant either now or at a later date their correct functions. Please note all photographs are taken with a wide angled lens and all measurements are approximate and are taken with a sonic tape measure.

t: 01369 702941 • f: 01369 704304 • email: info@corrigallblack.com • www.corrigallblack.com

